



Bottleacre Lane, Loughborough

welcome to

Bottleacre Lane, Loughborough

****FOR SALE**** this semi-detached home situated near the popular town of Loughborough. The property benefits from gas central heating and upvc double glazing, two well-proportioned bedrooms, lounge, open plan kitchen and bathroom. Internal viewing highly recommended.

Entrance

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has laminate flooring and a radiator.

Lounge

11' x 11' (3.35m x 3.35m)

The lounge has laminate flooring, a radiator and a upvc double glazed window to the front elevation.

Kitchen

13' 7" x 8' 2" (4.14m x 2.49m)

The kitchen is fitted with a range of base and wall fitted units with roll edge work surfaces over, laminate flooring, stainless steel sink, storage under the stairs, a radiator, boiler, space for a fridge freezer, gas hob and oven. There is a upvc double glazed door which opens onto the rear garden.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, an insulated loft, doors to all first-floor rooms and a upvc double glazed window to the side elevation.

Bedroom One

13' 8" x 10' 2" (4.17m x 3.10m)

Bedroom one has laminate flooring, a radiator and a upvc double glazed window to the front elevation.

Bedroom Two

10' 2" x 7' 5" (3.10m x 2.26m)

Bedroom two has laminate flooring, a radiator and a upvc double glazed window to the rear elevation.

Bathroom

The bathroom is fitted with a three-piece suite comprising of panel bath with shower over, hand wash basin and low level wc. The bathroom also has tiled flooring, a heated towel rail, an extractor fan, ceiling spotlights and a upvc double glazed window to the rear elevation.

Outside

To the front of the property there is ample off-road parking for several vehicles which is gravelled. To the rear of the property there is a patio seating area, a lean to, access to the front, laid to lawn, a shed and is fenced and enclosed to boundaries.





view this property online williamhbrown.co.uk/Property/LBH115194



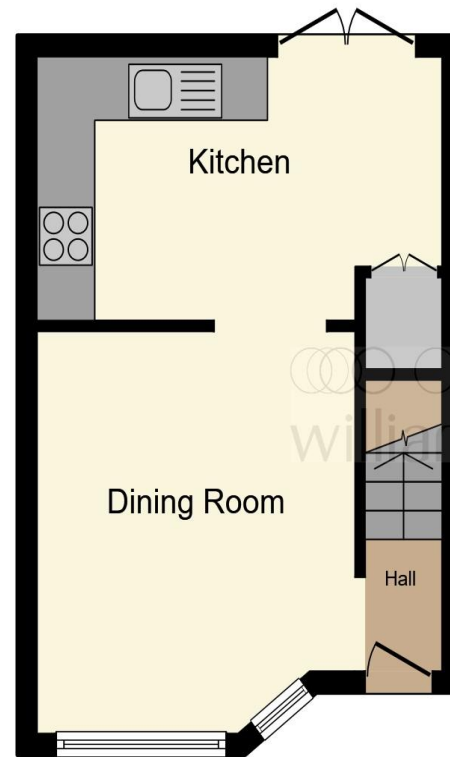
welcome to

Bottleacre Lane, Loughborough

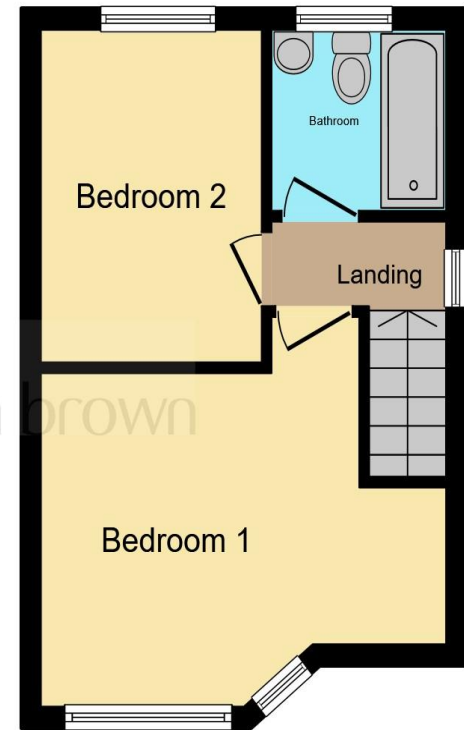
- Semi Detached
- Close to Town Centre
- Well Maintained Throughout
- Modern Fitted Kitchen
- Off Road Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over
£200,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/LBH115194



Property Ref:
LBH115194 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk